

086.0

0002

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

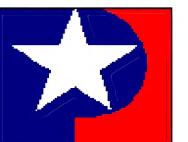
690,400 / 690,400

USE VALUE:

690,400 / 690,400

ASSESSED:

690,400 / 690,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 37 |        | MONTAGUE ST, ARLINGTON |

## OWNERSHIP

Unit #:

|   |  |
|---|--|
| Owner 1: KREPP BENJAMIN J M ETAL/ TRUSTEE |  |
| Owner 2: BENJAMIN J.M. KREPP TRUST        |  |
| Owner 3: VIRGINIA SUSAN WEBB TRUST        |  |

Street 1: 37 MONTAGUE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: KREPP BENJAMIN JM -

Owner 2: WEBB VIRGINIA S -

Street 1: 37 MONTAGUE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1978, having primarily Wood Shingle Exterior and 1736 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

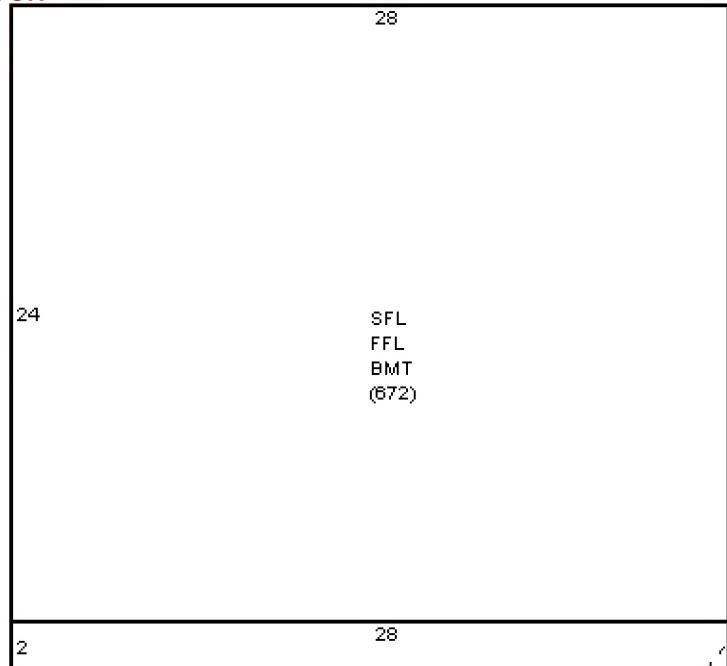
|               |                  |          |
|---------------|------------------|----------|
| Type:         | 6 - Colonial     |          |
| Sty Ht:       | 2 - 2 Story      |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 1 - Concrete     |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 1 - Wood Shingle |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 2 - Hip          |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | TAN              |          |
| View / Desir: |                  |          |

**BATH FEATURES**

|            |   |                 |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath:    |   | Rating:         |
| 3/4 Bath:  |   | Rating:         |
| A 3QBth:   |   | Rating:         |
| 1/2 Bath:  | 1 | Rating: Average |
| A HBth:    |   | Rating:         |
| OthrFix:   |   | Rating:         |

**COMMENTS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**SKETCH****GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1978        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Alt %:        |             |
| Jurisdct:     |             |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

**INTERIOR INFORMATION**

|                |                |
|----------------|----------------|
| Avg Ht/FL:     | STD            |
| Prim Int Wall: | 2 - Plaster    |
| Sec Int Wall:  |                |
| Partition:     | T - Typical    |
| Prim Floors:   | 3 - Hardwood   |
| Sec Floors:    | 4 - Carpet     |
| Bsmt Flr:      | 4 - Carpet     |
| Subfloor:      |                |
| Bsmt Gar:      |                |
| Electric:      | 3 - Typical    |
| Insulation:    | 2 - Typical    |
| Int vs Ext:    | S              |
| Heat Fuel:     | 1 - Oil        |
| Heat Type:     | 3 - Forced H/W |
| # Heat Sys:    | 1              |
| % Heated:      | 100            |
| % AC:          |                |
| Solar HW:      | NO             |
| Central Vac:   | NO             |
| % Com Wall     | % Sprinkled:   |

**DEPRECIATION**

|             |              |     |   |
|-------------|--------------|-----|---|
| Phys Cond:  | AV - Average | 25. | % |
| Functional: |              |     | % |
| Economic:   |              |     | % |
| Special:    |              |     | % |
| Override:   |              |     | % |

**REMODELING**

| Exterior:  | No Unit | RMS | BRS | FL |
|------------|---------|-----|-----|----|
| Interior:  | 1       | 6   | 3   |    |
| Additions: |         |     |     |    |
| Kitchen:   |         |     |     |    |
| Baths:     |         |     |     |    |
| Plumbing:  |         |     |     |    |
| Electric:  |         |     |     |    |
| Heating:   |         |     |     |    |
| General:   |         |     |     |    |
| Totals     | 1       | 6   | 3   |    |

**RES BREAKDOWN****CONDO INFORMATION****OTHER FEATURES**

|              |                                 |            |
|--------------|---------------------------------|------------|
| 1st Res Grid | Desc: Line 1                    | # Units: 1 |
| Level        | FY LR DR D K FR RR BR FB HB L O |            |
| Other        |                                 |            |
| Upper        |                                 |            |
| Lvl 2        |                                 |            |
| Lvl 1        |                                 |            |
| Lower        |                                 |            |
| Totals       | RMS: 6 BRs: 3 Baths: 1 HB: 1    |            |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 125.00     |
| Size Adj.:         | 1.35000002 |
| Const Adj.:        | 1.01504993 |
| Adj \$ / SQ:       | 171.290    |
| Other Features:    | 75000      |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 360560     |
| Depreciation:      | 90140      |
| Depreciated Total: | 270420     |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ          | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        | AvRate:   | Ind.Val      |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| Juris. Factor:    |           | Before Depr: | 171.29 |            |
| Special Features: | 0         | Val/Su Net:  | 130.50 |            |
| Final Total:      | 270400    | Val/Su SzAd: | 193.14 |            |

**MOBILE HOME**

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

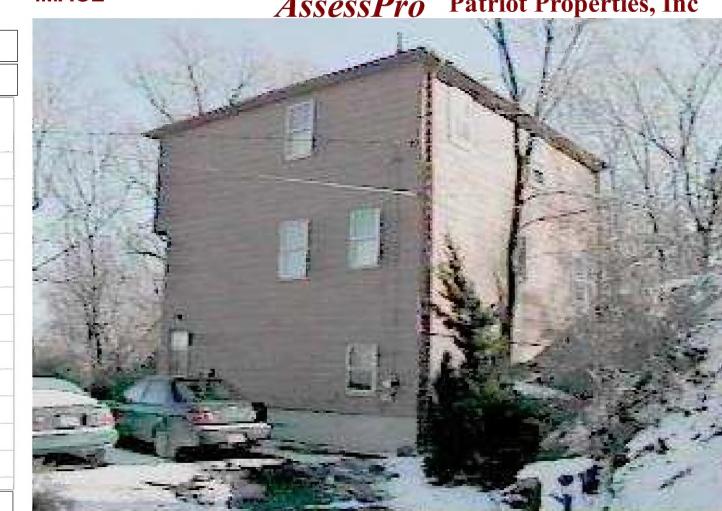
**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |

**PARCEL ID**

086.0-0002-0001.0

Total:

**IMAGE****AssessPro Patriot Properties, Inc**